



Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PAID
APR 30 2012
BUILDING & ZONING SERVICES

OFFICE USE ONLY

Application #: 212-027 / 12335-00000-00220

Date Received: 4/30/12

Application Accepted By: S. Pine Fee: \$950

Comments: Return stamp paid copy to

Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2307 Pictance Zip 43207

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-249389

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) RRR Requested Zoning District(s) M-Manufacturing

Recognized Area Commission Area Commission or Civic Association Far South Columbus Area Commission

Proposed Use or reason for rezoning request: to be incorporated into the use of adjacent parcel(s)

(continue on separate page if necessary)

Proposed Height District: H-35

Acreage 0.805 ac

[Columbus City Code Section 3309.14]

APPLICANT:

Name Randall Hall

Address 7725 Basil Western Road City/State Canal Winchester, OH Zip 43110

Phone # 740-236-0059 Fax # _____ Email casi@rroho.com

PROPERTY OWNER(S):

Name William N. Igel, Seller to Randall Hall

Address 1855 Snouffer Road City/State Worthington, OH Zip 43085

Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Edward T. McClellan, Esq.

Address 880 Mendes Court City/State Columbus, OH Zip 43235

Phone # 614-226-7610 Fax # 614-459-2781 Email: tmcclellan@ohiorealestate.law.pro

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010249389

Zoning Number: 2301

Street Name: REFUGEE RD

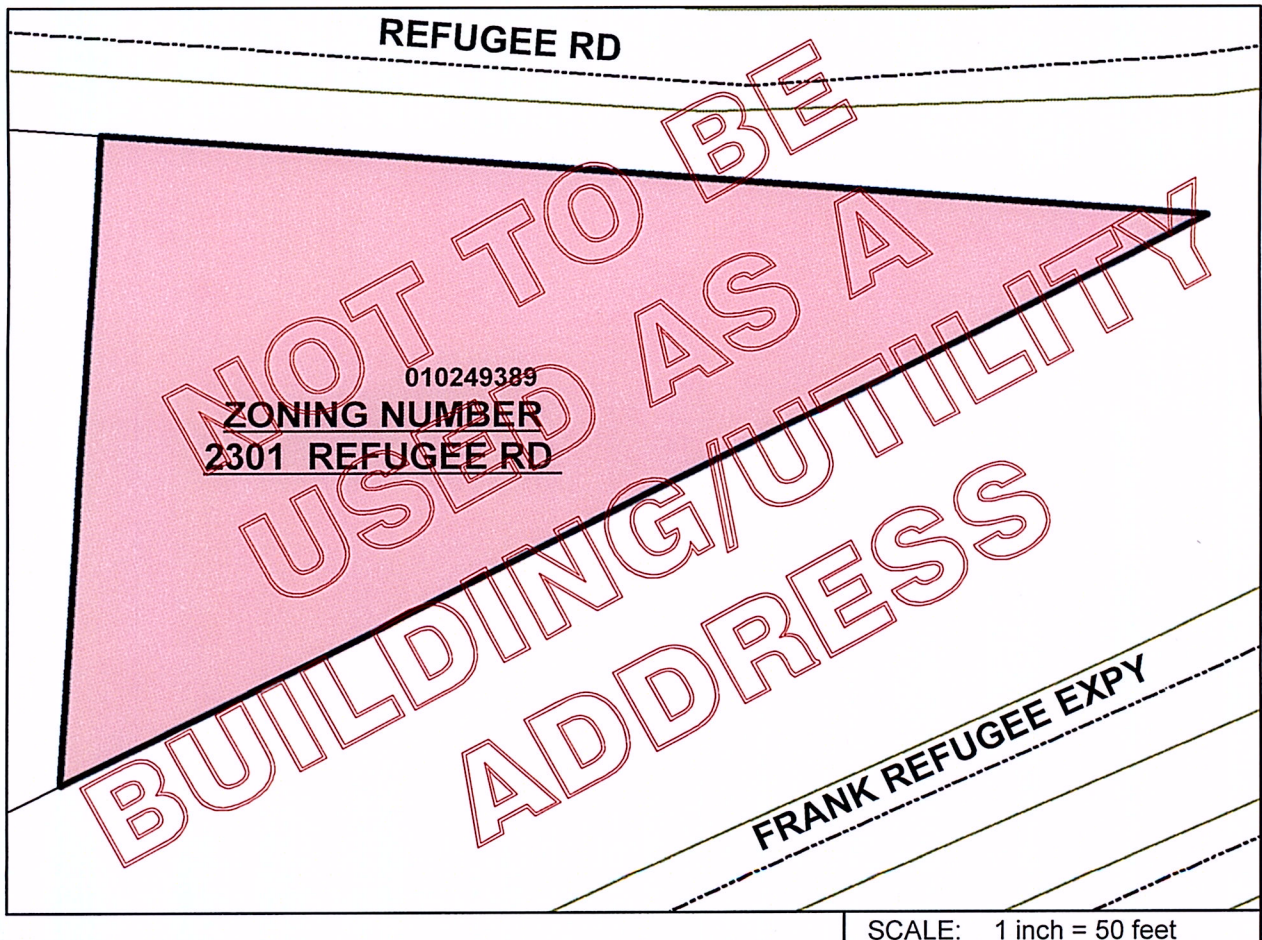
Lot Number: N/A

Subdivision: N/A

Requested By: EDWARD T. McCLELLAN (ATTORNEY)

Issued By: *Edyana Amarian*

Date: 4/27/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

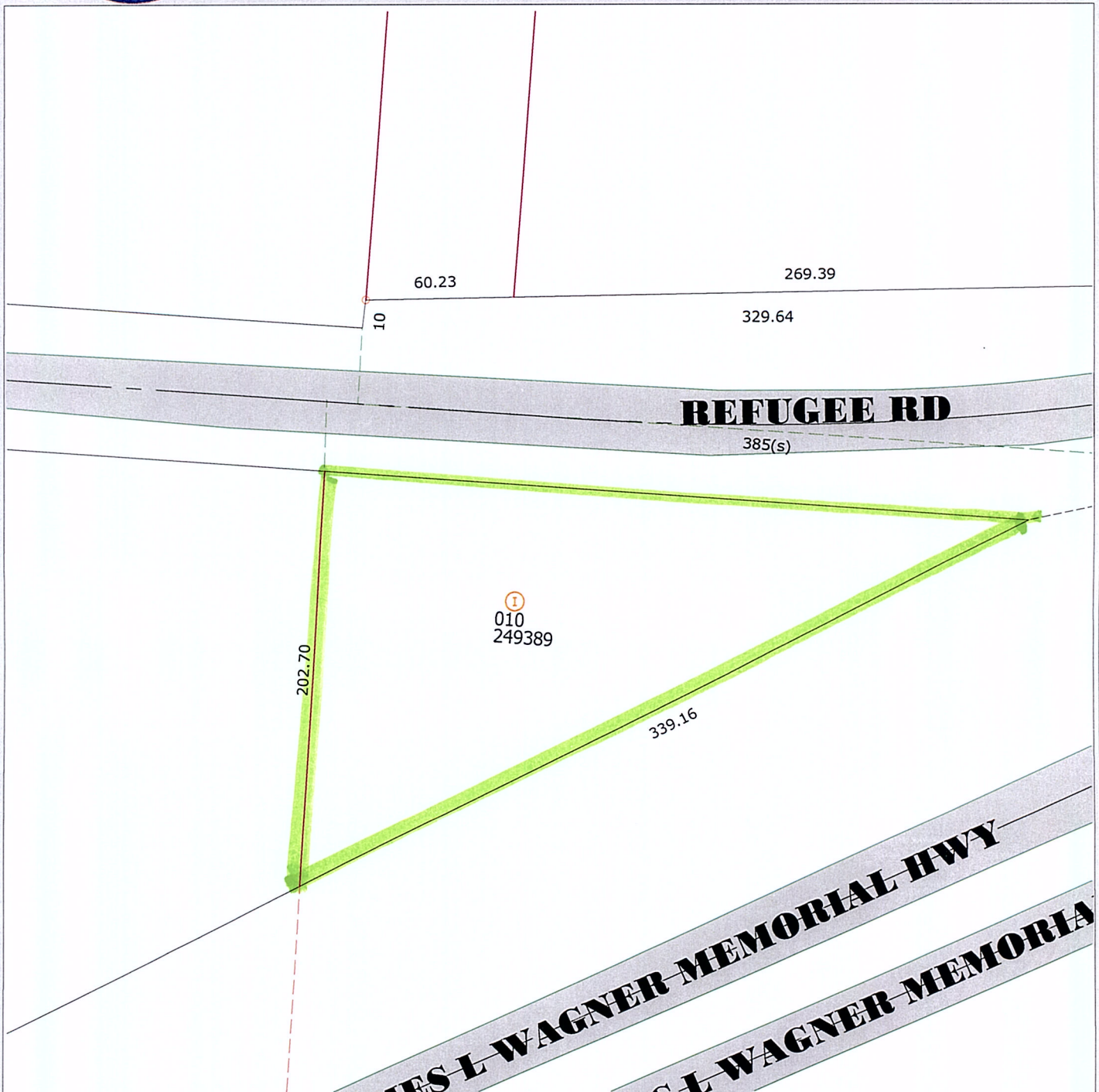
GIS FILE NUMBER: 8402



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 4/19/12



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION # Z12-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Edward T. McClellan
of (1) MAILING ADDRESS 880 Mendes Court, Columbus, Ohio 43235

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES _____

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/1/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) William N. Igel

1855 Snouffer Road

Worthington, Ohio 43085

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Randall Hall

740-236-0059

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far South Columbus Area Commission

Robert Patterson

614-622-0007; bobpatterson@yahoo.com

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Edward T. McClellan

Subscribed to me in my presence and before me this 27 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Edward T. McClellan

My Commission Expires: _____

This Affidavit expires six months after date of notarization.

Notary Seal Here



EDWARD T. MCCLELLAN
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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Revised 02/08/11

APPLICANT

Randall Hall
2181 Alum Creek Drive
Columbus, OH 43207

PROPERTY OWNER

William N. Igel
1855 Snouffer Road
Worthington, OH 43085

ATTORNEY

Edward T. McClellan, Esq.
880 Mendes Court
Columbus, OH 43235

AREA COMMISSION

Far South Columbus Area Commission

SURROUNDING PROPERTY
OWNERS

Katherine L. Gall
2262 Refugee Road
Columbus, OH 43207

Randall Hall
7725 Basil Western Road
Canal Winchester, OH 443110

Larry E. Kaffenbarger TR
Kaffenbarger Truck Equipment Co.
10100 Ballentine Park
New Carlisle, OH 45344

2298 Property LLC
2298 Refugee Road
Columbus, OH 43207

William N. Igel
1855 Snouffer Road
Worthington, OH 43085



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z12-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Randall Hall

of (COMPLETE ADDRESS) 7725 Basil Western Road, Canal Winchester, Ohio 43110

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Randall Hall 7725 Basil Western Road Canal Winchester, Ohio 43110	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27 day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

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Revised 02/08/11

EXHIBIT "A"

The following real estate situated in the County of Franklin, City of Columbus, State of Ohio, located in Section One (1) Township Four (4) North, Range Twenty-Two (22) West, Congress Lands, and being part of an original 32.015 acre tract conveyed to PJR, an Ohio Partnership, as recorded in Deed Book 3464, Page 676, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Refugee Road South marking the northeast corner of said 32.015 acre tract, also being the northeast corner of the Northwest Quarter of Section One;

thence South 89° 22' 44" West 640.56 feet, along the north line of said 32.015 acre tract and the centerline of the original Refugee Road, to an iron pin found at a northwesterly corner of a 3.183 acre tract now known as State Route 104, conveyed to the City of Columbus in Deed Book 3774, Page 873, and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

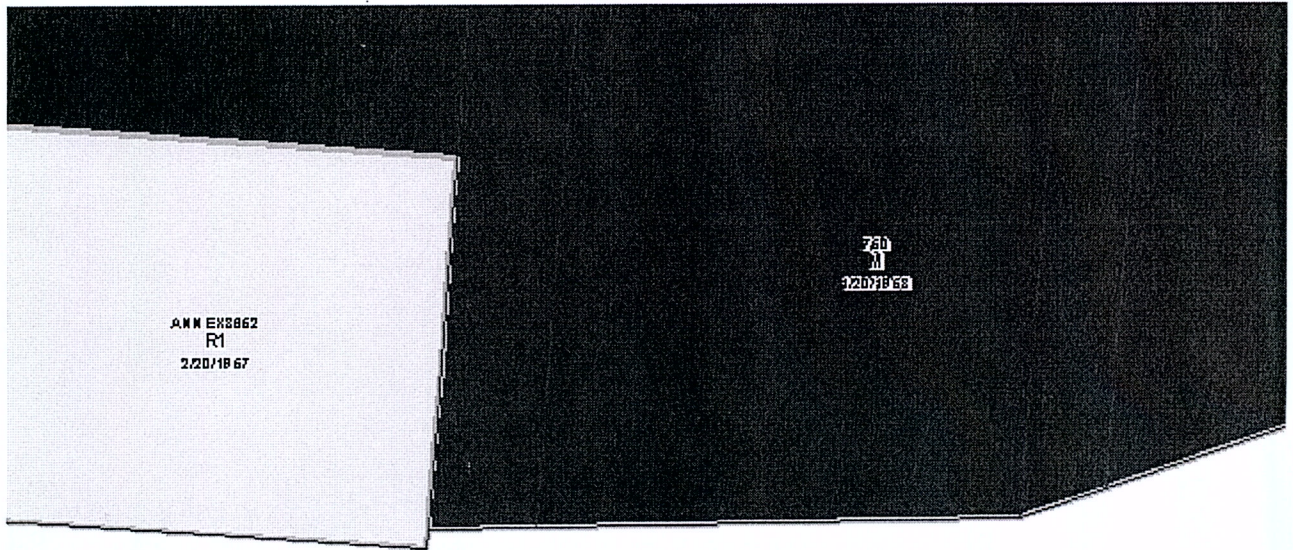
thence South 69° 25' 04" West 87.88 feet, across said 32.015 acre tract and in the north line of said State Route 104, to an iron pin found;

thence South 58° 48' 02" West 339.46 feet, across said 32.015 acre tract and along a north line of said State Route 104, to an iron pin set in the west line of said 32.015 acre tract and in the east line of an original 8.46 acre tract conveyed to Joseph Spanovich Sr. in Official Record 00923G05;

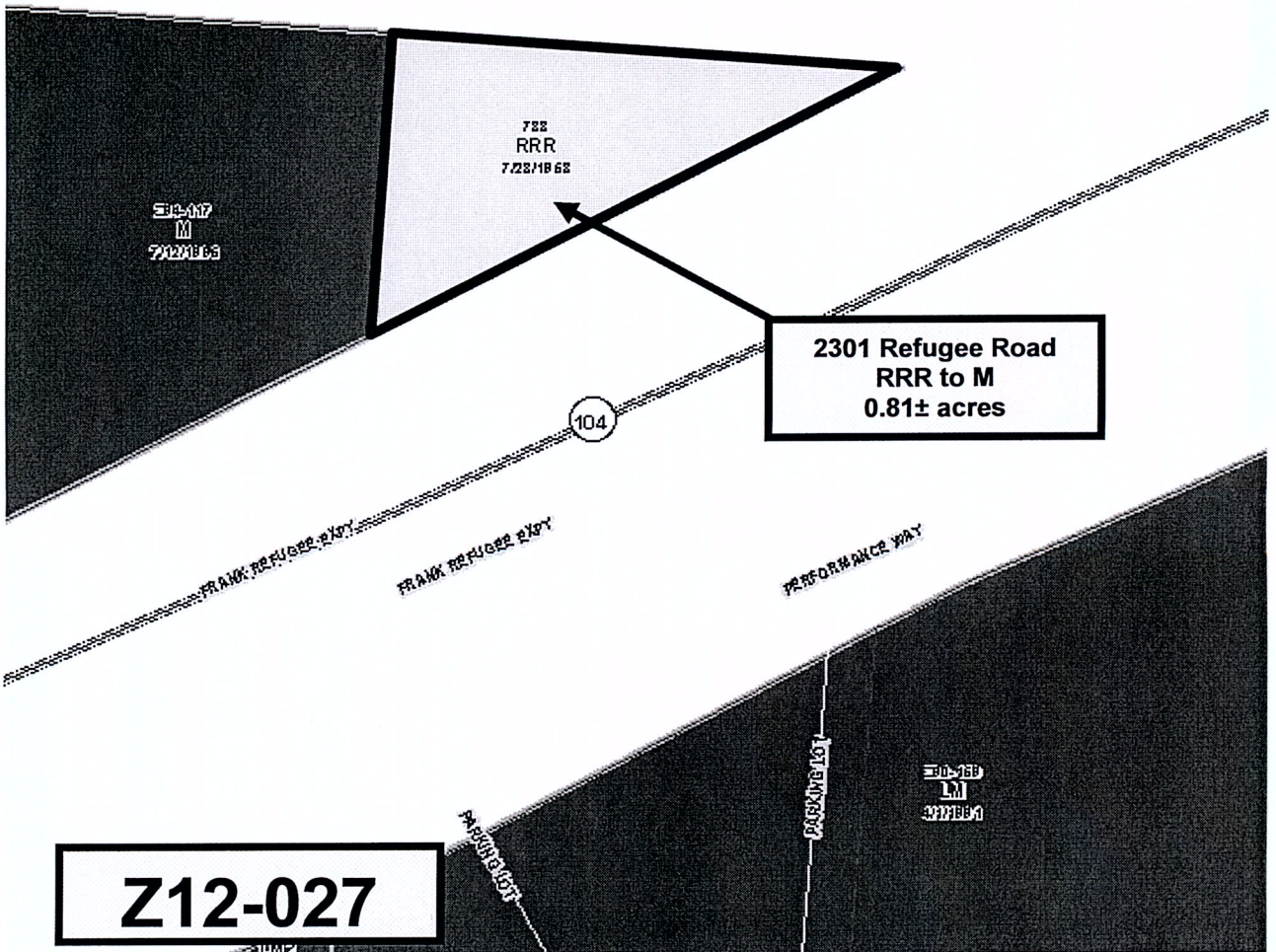
thence North 00° 06' 41" West 202.70 feet, along the west line of said 32.015 acre tract and the east line of said 8.46 acre tract, to a railroad spike set in the centerline of said Refugee Road at the northwest corner of said 32.015 acre tract and the northeast corner of said 8.46 acre tract and;

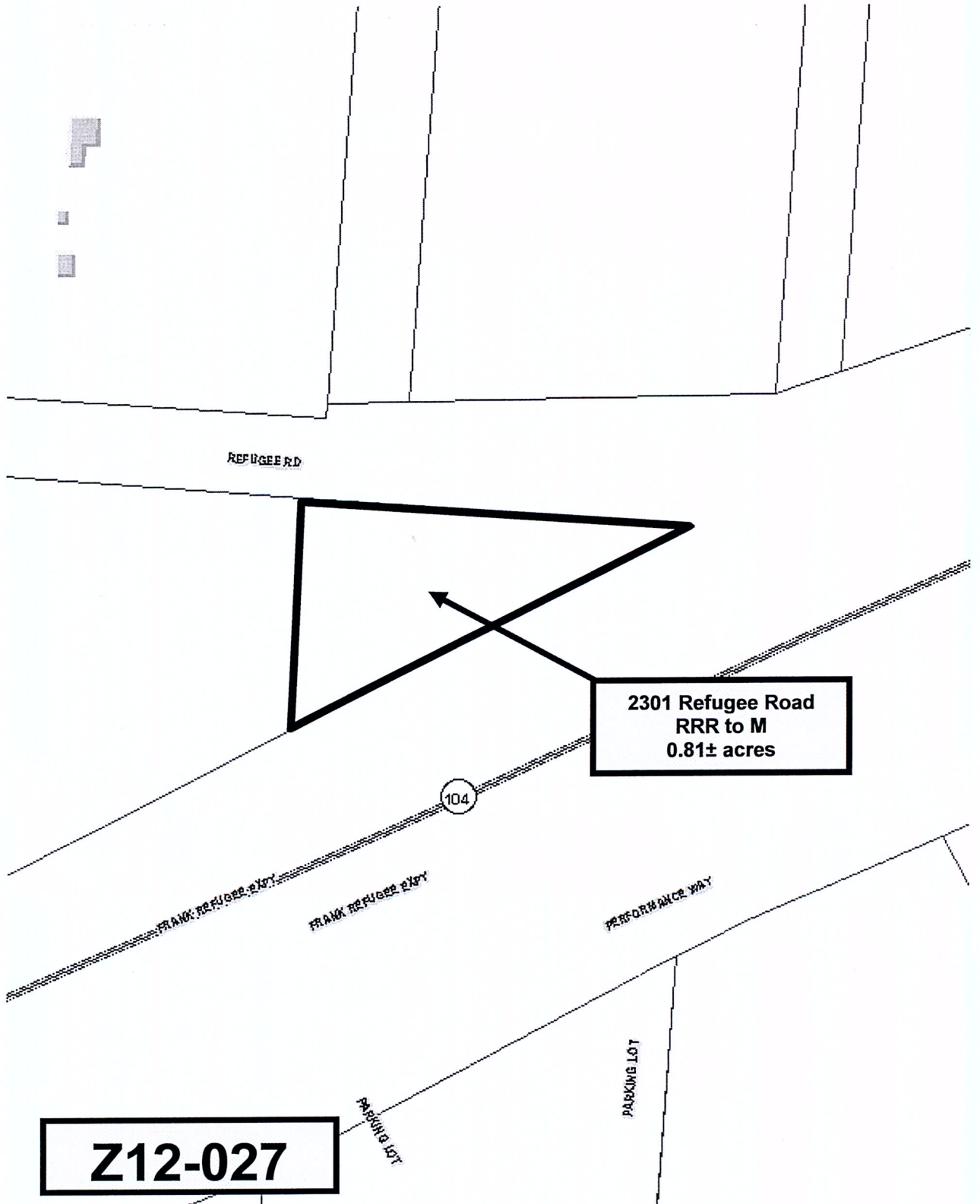
thence North 89° 22' 44" East 373.05 feet, along the north line of said 32.015 acre tract and the original centerline of said Refugee Road, to the principal place of beginning, containing 0.805 acres more or less. Subject to all easements, restrictions, and rights-of-way of record.

Basis of bearings are from ODOT plans FRA.- 104-10.57, based on the centerline of State Route 104 being North 61° 05'45" E. All deed references are on file at the Franklin County Recorder's Office. All pins set are 5/8" x 30" long, capped PATRIDGE SURVEYING. A survey of this property was made by Robert T. Patridge Jr. in March 1997.

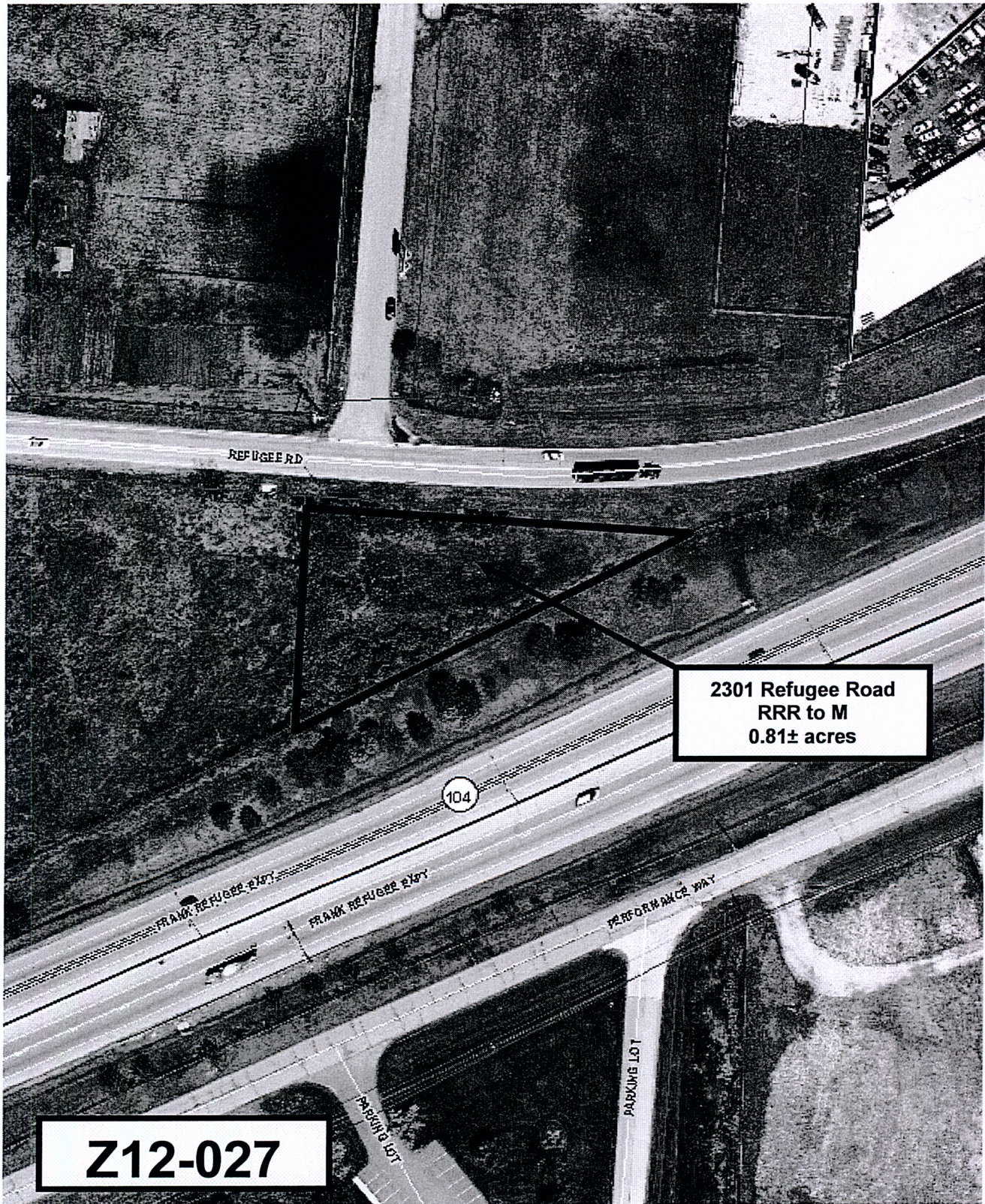


REFUGEE RD





Z12-027



Z12-027

**2301 Refugee Road
RRR to M
0.81± acres**